



CITY OF BRAZIL

Office of Planning and Zoning/Code Enforcement

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City of Brazil Board of Zoning Appeals Regular Meeting April 1, 2008 at 4:30 p.m.

The Brazil Board of Zoning Appeals had a special meeting on Tuesday, April 1, 2008 in order to hear the appeal by Barbara Okulovich asking to place a mobile home at 1003 W. Church St. within the city limits.

President Robert Kulow opened the meeting at 4:30 p.m. Those present were Matt Pollum and Veda Bussing. Members not present were Toni McWilliams and James Dulin.

Plan Administrator Michele Altman presented Okulovich's necessary paperwork including receipts of certified mail with a request for opinions of the adjoining property owners. She introduced Okulovich's attorney, Charles Hear. Hear presented pictures of the mobile home, said Okulovich will pour a permanent concrete foundation on which to place the mobile home and has plans to renovate the interior.

Hear stated that placing the mobile home on the lot with a concrete foundation will change the status of the mobile home from a vehicle to a dwelling of real estate and will improve the value of the property as well as the surrounding properties, as a vacant lot will only assess for about \$1,000.00 whereas a home on the lot will assess for at least \$10,000.00

Kulow said the trailer still needs work, but with her plans it ought to be sufficient. He said if he were to vote yes on the placement, that he would want to add the stipulation that landscaping would be added.

Okulovich said she enjoyed working in the yard and would definitely add flowers, shrubs and a deck to make the place look nice.

Bussing said that taking off the wheels and adding a foundation does not make it look like a house and that it would still be a mobile home. She disagreed that it would add value to the property or the surrounding properties. She said city ordinances do not allow trailers and she didn't think that any more exceptions should be made.

Pollum said that right now the lot was in horrible condition. He said it was full of debris and an abandoned vehicle.

Okulovich said she didn't want to spend any more money cleaning the lot up until she knew if she would be approved or not.

Neighboring property owners were present and voiced their concerns about allowing a mobile home to be placed on the lot and said they doubted it would be cleaned regardless given the fact that her brother also lives in the neighborhood and said his property looked bad.

Kulow called for a vote. His vote was in favor and Bussing and Pollum both voted no. The appeal was denied and the meeting as adjourned at 5:30 p.m.